



A MASTER PLANNED AGRICULTURAL COMMUNITY & CAMPUS

Distribution Plan

PowerPlant Park is in the unique position, (based on its CUP approvals) to develop with our tenants a first of its kind retail concept. Retail storefronts made up of multiple statewide brands and multi-state operators. By leveraging a combination of distribution and dispensary licenses, the company can create a retail space that emulates an outlet mall, but all under one roof with dedicated space for each brand, (similar to what you would see in Neiman Marcus or Nordstrom). Many of the top California and multi-state brands are looking to establish a presence in the lucrative NorCal market, number one market for retail sales in the State.

In today's wholesale market a pound of indoor mixed-light bulk flower is valued at \$1,800-\$2,900; \$5,000-\$7,500 at retail. PowerPlant Park's goal is to sell 80% of the finished cannabis processed at the Park through its retail outlets. PowerPlant Park maintains a statewide database of licensed distributors, farms, storefront and non-storefront dispensaries. We offer direct assistance to our tenants plans for wholesale distribution, in many cases facilitating pre-sold contracts.

The Park has begun the approval process for two drive-up windows on-site where over 190 cars can be stacked along PowerPlant Parkway after entering security. Transactions are completed in seconds on a phone app, waiting for customer pick up. On April 20th of this year the company launched a three county delivery service with plans underway to scale the service to 100 drivers in 16 Northern California counties to coincide with the first harvest at PowerPlant Park, (summer 2021).

Retail Concept

- The company is actively searching for 4 flagship store-fronts in San Francisco, Oakland, San Jose and Sacramento, (each 10,000-15,000 sq. ft.). Tenant improvements are completed based on the specifications of each brand that occupies dedicated space within each location
- PowerPlant Park will maintain a full staff of individuals to manage operations of each brand within each location. Licensing restrictions in California require all employees that sell product must be employed under its own retail licenses
- Staff members will be highly trained by both PowerPlant Park and each brand. They will have detailed knowledge of the product line, essentially acting as in-store brand ambassadors

Private Label-The Parks vertically integrated campus, (7 license types) includes on-site state-of-the-art processing/manufacturing facilities, full service nursery and compliant packaging and labeling, including branding services. Based on these amenities the Park can offer our brand partners, (in/out of state), simple turkey solutions and a seamless transition from cultivation to shelf-space. Speed to market at a fraction of the normal time.

White Label- PowerPlant Park will also leverage its manufacturing operations, branding and packaging services by providing white label products for dispensaries to showcase their own line of products; including flower, custom prerolls and variety of concentrates, cartridges, tinctures and edibles.



License Profile-PowerPlant Park's has retained Point Seven Group, (Colorado) and with counsel are preparing our SOP's and are in the process of filing the following State of California Licenses;

- one distribution license to sell clones/teens from the nursery to PowerPlant Park tenants and to the general public. This will also allow PowerPlant Park to propagate strain specific genetics for each cultivator and sell wholesale to PowerPlant Park's network of distributors, retail and delivery operators
- one processing license to trim and further process additional cannabis products including prerolls & edibles and for additional drying & curing services offered by PowerPlant Park
- one cultivation license to operate the model greenhouse
- one type 7 manufacturing license to operate a hydro-carbon extraction lab
- one additional manufacturing license, (for white/private label) to produce cannabis concentrates and cartridges
- retail license for delivery, (9 Bay Area hubs) and 2 drive up windows at PowerPlant Park
- Four brick and mortar retail licenses; flagship stores in SF, Oakland, San Jose & Sacramento

